153.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,100 / 799,100
					USE VALUE:	799,100 / 799,100
					ASSESSED:	799,100 / 799,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELLETIER KENDRA E
Owner 2:	
Owner 3:	
Street 1:	23 EUSTIS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PYNN KENDRA E/KENNETH R -
Owner 2:	-
Street 1:	23 EUSTIS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 2256 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	343,100		456,000	799,100
Total Card	0.115	343,100		456,000	799,100
Total Parcel	0.115	343,100		456,000	799,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.21 /Parcel: 354.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102007

GIS Ref

GIS Ref

Insp Date 04/15/14

!12041!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	343,100	0	5,000.	456,000	799,100		Year end	12/23/2021
2021	101	FV	331,100	0	5,000.	456,000	787,100		Year End Roll	12/10/2020
2020	101	FV	331,100	0	5,000.	456,000	787,100	787,100	Year End Roll	12/18/2019
2019	101	FV	274,800	0	5,000.	427,500	702,300	702,300	Year End Roll	1/3/2019
2018	101	FV	274,800	0	5,000.	353,400	628,200	628,200	Year End Roll	12/20/2017
2017	101	FV	274,800	0	5,000.	324,900	599,700	599,700	Year End Roll	1/3/2017
2016	101	FV	274,800	0	5,000.	296,400	571,200	571,200	Year End	1/4/2016
2015	101	FV	257,700	0	5,000.	290,700	548,400	548,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:45:15

LAST REV

Date	Time
04/15/14	11:16:57
philc	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12041

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PYNN KENDRA E/K	57118-482		7/11/2011		1	No	No		
PYNN KENDRA E	51139-461		5/6/2008	Family	1	No	No		
PYNN KENNETH R	35383-484		5/1/2002	Family	1	No	No		
PYNN CAROL	18787-66		12/29/1987		1	No	No		N

USER DEFINED

Prior Id # 1:	102007
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2010	734	Addition	140,000					BUILD 15X24 ADD OF

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2014	Meas/Inspect	PC	PHIL C
3/27/2013	Measured	JBS	JOHN S
3/7/2012	Info Fm Prmt	BR	B Rossignol
11/15/2008	Meas/Inspect	336	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.11542547
Const Adj.:	0.97660595
Adj $ / SQ:	119.826
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466165
Depreciation:	123068
Depreciated Total:	343097

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

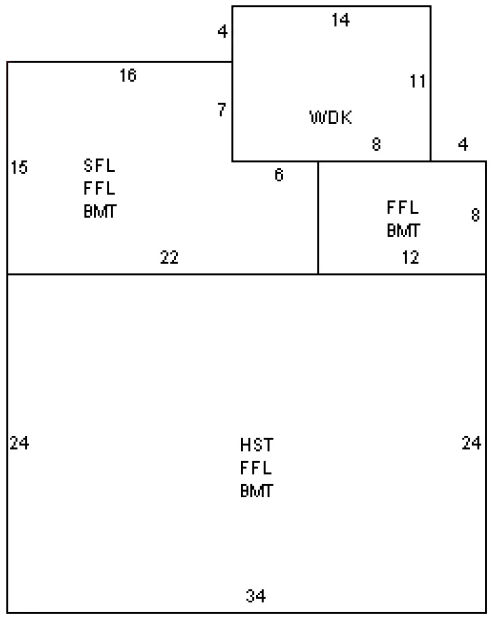
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	131.81
Special Features:	0	Val/Su Net:	86.42
Final Total:	343100	Val/Su SzAd	152.08

SKETCH



UnSketched SubAreas:
FAD: 360,
BMT: 360,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,560	35.950	56,079
FFL	First Floor	1,200	119.830	143,792
HST	Half Story	408	119.830	48,889
FAD	Addition	360	119.830	43,138
SFL	Second Floor	288	119.830	34,510
WDK	Deck	154	12.200	1,879

Net Sketched Area:	3,970			Total:	328,287
Size Ad	2256	Gross Area	4378	FinArea	2256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc